

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/402 Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$649,000

Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/04/2020

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/10 Clyde St SURREY HILLS 3127	\$599,500	25/05/2021
2	7/2a Brenbeal St BALWYN 3103	\$625,000	23/04/2021
3	2/3-5 Kireep Rd BALWYN 3103	\$632,500	21/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/06/2021 16:35



 2  1  0

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
Year ending March 2021: \$915,000

Comparable Properties



7/10 Clyde St SURREY HILLS 3127 (REI)

 2  1  1

Price: \$599,500
Method: Sold Before Auction
Date: 25/05/2021
Property Type: Unit

Agent Comments

Ground floor apartment, required updating/renovation; however, did have car space.



7/2a Brenbeal St BALWYN 3103 (REI/VG)

 2  1  1

Price: \$625,000
Method: Sold Before Auction
Date: 23/04/2021
Property Type: Apartment

Agent Comments



2/3-5 Kireep Rd BALWYN 3103 (REI)

 2  1  1

Price: \$632,500
Method: Auction Sale
Date: 21/02/2021
Property Type: Unit

Agent Comments

This property has been updated and is located on the ground floor with open car space; however, it faces into the carpark and the development does not traditionally perform well.